

James R. Wilson and wife Debbie A. Wilson,
GRANTOR(S)

ASSUMPTION

TO

WARRANTY DEED

Lloyd Kelly Armstrong and wife Judi K. Armstrong,
GRANTEE(S)

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, and the assumption by the Grantee(s) hereinafter named of that certain indebtedness evidenced by a promissory note secured by that Deed of Trust of record in Real Estate Trust Deed Book 455, Page 535, in the office of the Chancery Clerk of DeSoto County, Mississippi, and to which said recorded instrument reference is hereby made, James R. Wilson and wife Debbie A. Wilson, do(es) hereby sell, convey and warrant unto Lloyd Kelly Armstrong and wife Judi K. Armstrong, as tenants by the entirety with full rights of survivorship and not as tenants in common, the land lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

Lot 186, Section C, Plum Point Villages Subdivision, located in Section 6, Township 2 South, Range 7 West, DeSoto County, Mississippi, as per plat thereof of record in Plat Book 27, Pages 52-54, in the Chancery Court Clerk's office of DeSoto County, Mississippi.

The warranty in this deed is subject to rights of way and easements for public roads and public utilities; to building, zoning, subdivision and health department regulations in effect in DeSoto County, Mississippi; and to the covenants, limitations and restrictions set forth with the recorded plat of said subdivision; further subject to Covenants in Book 185, Page 793, Book 224, Page 739, Book 195, Page 381, and Book 195, Page 382-404; Amended Covenants in Book 195, Page 381, Book 203, Page 235, Book 194, Page 517, and Book 189, Page 741; 35 foot building line on northerly and westerly sides as shown on recorded plat; 10 foot utility easement on northerly and westerly sides as shown on recorded plat; 5 foot utility easement on southerly and easterly sides as shown on recorded plat.

The mortgage lender is authorized and directed to transfer without charge all escrow funds to the Grantees.

Possession is given upon the delivery of this Deed.

Witness our signature this the 5th day of January, 1996.

STATE MS.-DESOTO CO.

JAN '9 1 47 PM '96

James R. Wilson
James R. Wilson
Debbie A. Wilson
Debbie A. Wilson

STATE OF MISSISSIPPI

COUNTY OF DESOTO

BK 294 PG 662
W.E. DAVIS CH. CLK.

Personally appeared before me the undersigned authority in and for said County and State the within named James R. Wilson and wife Debbie A. Wilson, who acknowledged that they signed and delivered the above and foregoing Warranty Deed as their free and voluntary act and deed and for the purposes therein expressed.

I, _____, Notary Public, do hereby certify that the foregoing was duly acknowledged before me under my hand and official seal of office this the 5th day of January, 1996.

My commission expires: August 31, 1998

Charles J. Porter
Notary Public

Grantors Address:

7486 Summer #1
Smithaven, MS 38671

Phone: Res.-349-6109

Bus.-393-0590

Prepared By:

Austin Law Firm, P.A.
230 Goodman
Suite 510
Southaven, Mississippi 38671

(601) 349-2234

Grantees Address:

345 Plum Point
Southaven, MS 38671

Phone: Res.-344-7612

Bus.-345-2467